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ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13000 BLOCK OF EAST HOWARD LANE AND 13414 HARRIS GLENN DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-conditional overlay (LO-CO) combining district to single-family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2016-0126, on file at the Planning and Zoning Department, as follows:

10.685 acres of land, more or less (approximately 465,461 sq. ft.) in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being all of a 10.697 acre tract described in Document No. 2000020187 and 2000023772 of the Official Public Records of Travis County, Texas and being a portion of a 23.857 acre tract conveyed to Ridge Investors Limited in a special warranty deed dated October 8, 1993 and recorded in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being also a portion of Lot 1, Block L, Harris Ridge Phase I Section IV, a subdivision of record in Volume 86, Pages 156D-157A of the Plat Records of Travis, County, Texas; said 10.685 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13000 Block of East Howard Lane and 13414 Harris Glenn Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to East Howard Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

1 B. A site plan or building permit for the Property may not be approved, released,
2 or issued if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day.
5

6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the single-family residence small
8 lot (SF-4A) district and other applicable requirements of the City Code.
9

10 **PART 3.** This ordinance takes effect on _____, 2017.
11

12 **PASSED AND APPROVED**

13
14
15
16 _____, 2017

§
§
§

17 Steve Adler
18 Mayor
19
20

21 **APPROVED:** _____
22 Anne L. Morgan
23 City Attorney
24

ATTEST: _____
Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**10.685 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 10.685 ACRES (APPROXIMATELY 465,461 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, HARRIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 86, PAGES 156D-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.685 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of said Lot 1, being in the southeast line of the said 10.697 acre tract, being also an angle point in the southeast line of the said 23.857 acre tract;

THENCE with the northwest right-of-way line of Harrisglenn Drive and southeast line of the said 10.697 acre tract, same being the southeast line of the said 23.857 acre tract, the following five (5) courses and distances:

1. South 58°44'54" West, a distance of 106.93 feet to a 1/2" rebar found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°53'07", an arc length of 23.53 feet, and a chord which bears North 76°18'23" West, a distance of 21.19 feet to a 1/2" rebar found;
3. South 58°43'39" West, a distance of 50.06 feet to a 1/2" rebar found;
4. With a curve to the right, having a radius of 15.00 feet, a delta angle of 62°12'16", an arc length of 16.29 feet, and a chord which bears South 00°09'08" West, a distance of 15.50 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost corner of the said 10.697 acre tract;

THENCE with the southwest line of the said 10.697 acre tract and crossing the said 23.857 acre tract, the following two (2) courses and distances:

EXHIBIT A

1. North $31^{\circ}15'25''$ West, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set;
2. North $62^{\circ}20'39''$ West, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 10.697 acre tract;

THENCE North $86^{\circ}58'31''$ East with the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 183.12 feet to a 1/2" rebar with "Holt Carson" cap found for an angle point in the south line of Lot 2, Harris Ridge Commercial, a subdivision of record in Document No. 201100150 of the Official Public Records of Travis County, Texas;

THENCE North $86^{\circ}54'57''$ East with the north line of the said 10.697 acre tract, the south line of said Lot 2 and crossing the said 23.857 acre tract, a distance of 429.92 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Howard Lane (right-of-way width varies) as described in Volume 13314, Page 706 of the Real Property Records of Travis County, Texas, being the easternmost corner of said Lot 2;

THENCE South $62^{\circ}30'07''$ East with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing the said 23.857 acre tract, a distance of 520.03 feet to a 1/2" rebar with "Chaparral" cap set in the southeast line of the said 23.857 acre tract, being in the northwest line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, from which a 1/2" rebar found for an angle point in the southeast line of the said 23.857 acre tract, being the westernmost corner of Lot 1, Block L, of said Harris Ridge Phase I Section IV, bears South $41^{\circ}52'23''$ West, a distance of 279.73 feet;

THENCE with the south right-of-way line of Howard Lane, the north line of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South $62^{\circ}20'33''$ East, a distance of 298.45 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 887.47 feet, a delta angle of $02^{\circ}07'57''$, an arc length of 33.03 feet, and a chord which bears South $61^{\circ}15'44''$ East, a distance of 33.03 feet to a 1/2" rebar with "Chaparral" cap set for a northeast corner of the said 10.697 acre tract;

THENCE with the perimeter of the said 10.697 acre tract and crossing Lot 1, Block L, of said Harris Ridge Phase I Section IV, the following two (2) courses and distances:

1. South $48^{\circ}55'09''$ West, a distance of 275.96 feet to a 1/2" rebar with "Chaparral" cap set;

2. South $46^{\circ}27'55''$ East, a distance of 196.84 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being an eastern corner of the said 10.697 acre tract, being also in the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV;

THENCE South $58^{\circ}45'23''$ West with the northwest right-of-way line of Harrisglenn Drive and the southeast line of the said 10.697 acre tract, same being the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, a distance of 218.13 feet to the **POINT OF BEGINNING**, containing 10.685 acres of land, more or less.

Surveyed on the ground on June 6, 2016

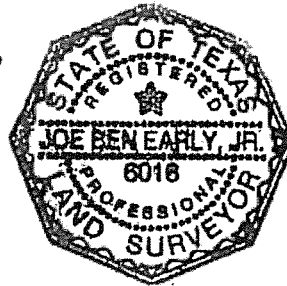
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 981-001-T3

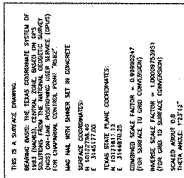


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10124500

6/9/16



TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRES TRACT DESCRIBED IN DOCUMENT NO. 20080920187 AND 20080923772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20080920187 AND 20080923772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12036, PAGE 1561 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

[illegible]

ENTERED TO:
Ridge Irrigation Limited, a Texas Limited Partnership
Waterloo Development, Inc.
Stewart Title Guaranty Company
Independence Title Company

DATE OF SIGNATURE: 6/8/18

DATE OF SURVEY: 6/6/78

ATTACHMENTS: Maps and boards describing

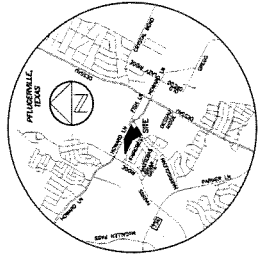
heavily eroded. had a survey of the property shown herewith made upon the ground under the direction and supervision of the state surveyor, and that in the best of my professional judgment, visible utility lines or roads in place, except as shown herewith, and that this property shall be considered a detached lot right-of-way or access easement, unless noted herein.

This survey was made substantially in accordance with the standards and conditions set forth in a California Land Use Survey, based on the Manual of Practice for Land Surveying in California, 1968 (Professional Land Surveyors, 1968) prepared by the Board of Professional Surveyors.

[illegible]

CURET TABLE						
CURE	BOARDS	GELTA	ARC	BLANKS	CHARGED	RECORDS (BOARDS)
C1	851 417	17 20 50	277 106	50 182 5	2 10 10	100 114 24 70 17 17 17
C2	15 000	88 13 16	33 44	10 182 5	2 1 13	100 114 24 70 17 17 17
C3	15 000	88 13 16	33 44	51 449 13	2 1 13	100 114 24 70 17 17 17
C10	15 000	88 13 16	18 29	503 20 03 08	15 26	100 114 24 70 17 17 17
C11	15 000	21 20 50	2 10	5 44 25 41	7 0 08	100 114 24 70 17 17 17
C13	460 47	2 07 50	33 03	58 1 15 44	33 03	100 114 24 70 17 17 17

LINE TABLE		
LINE	BEARING	DISTANCE (METERS)
L1	S67°01'28" W	20.29
L2	S58°44'54" W	108.93
L3	S58°13'39" W	53.06
L4	S58°26'14" W	93.11



DISCLOSURE COMMITMENT NOTE:
 COMMITMENT FOR THIS INSURANCE PREPARED BY:
 Stewart Title Guaranty Company

The surveyor has relied upon the referenced Commitment for Title regarding assessments, restrictions, and

Schedule ^{90}Sr Rims contained thorium and re-fitted before were considered.

County, Texas or at Subject to
200202187, Document No. 200202187 and Document No. 2002023772, Official Public Records, Third
2002, bearing 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671,

using the southeast, northeast and northwest property lines
 7.3 feet in width
 actions:
 Supreme Court, 18992.

City boundary, sidewalk, and all other on the railroad for any connection and all in volume and, page 260. Part Records, Texas. --- Subject to, as shown

Sources: electronic transmission card/or distribution list
Subject to, as shown, retrieved document also contains a Marxist ingress/agress assessment

[illegible]

Liquidus surface equation of binary systems

(2) Easement granted to Southeastern Bell Telephone Company by instrument recorded in Volume 1079, Page 762, and Property Records, Travis County, Texas. -- Does not affect

Legend:
 * = Does not affect
 * = Does not affect

--- Does not affect

... Subject to our review

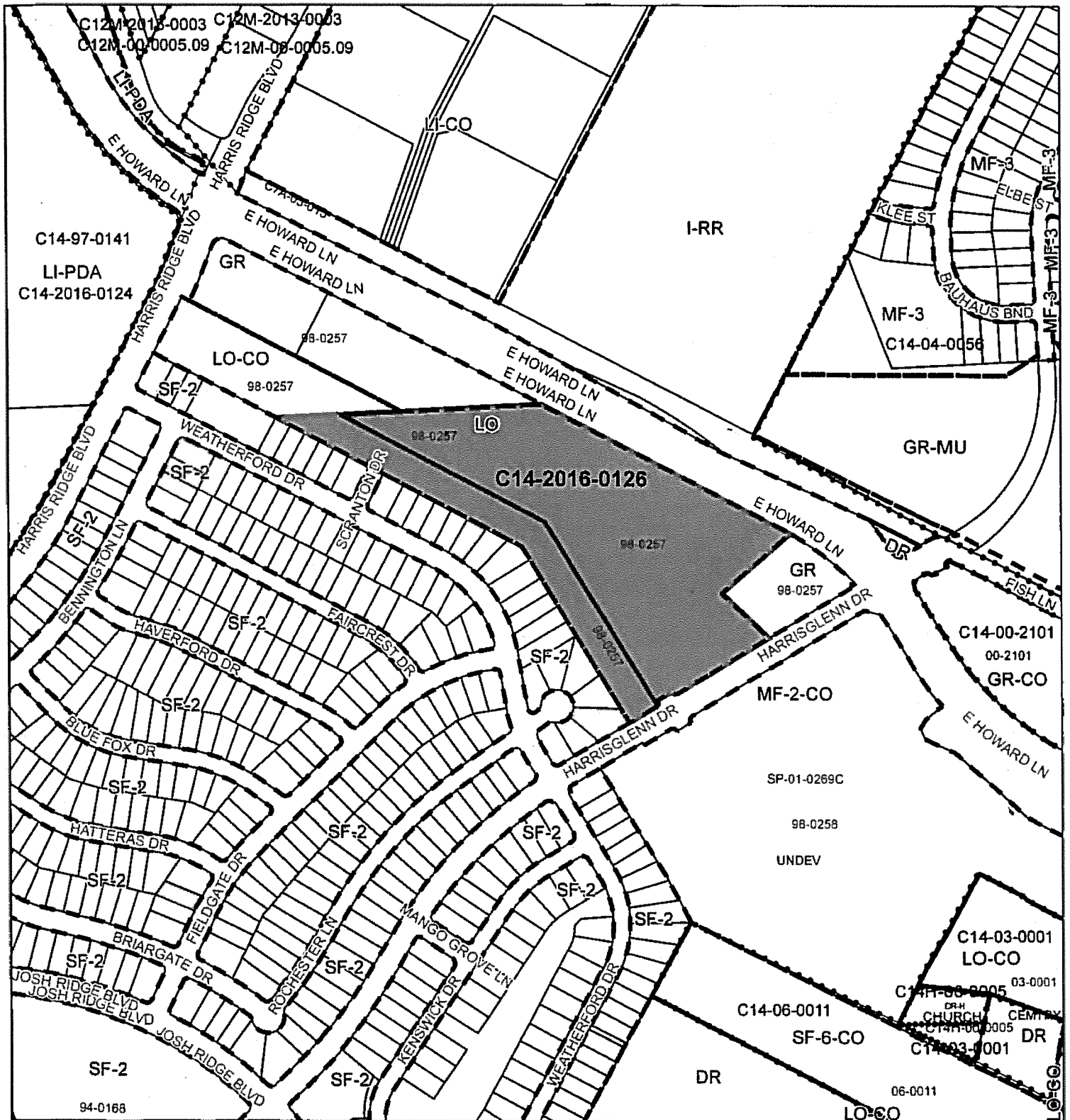
type: flight of entry and possession (low-of-flight movement) --- Subject to, as shown

2) Mathematics (Chapters one/ or Assessment as provided for in Instrument 11) recorded in Volume

valuation of record appearing in other instance same borrowed for the employment of occupation or used property as set out therein. --- Subject to, not predicate

29) Terms, Conditions, and Stipulations in the Agreement:

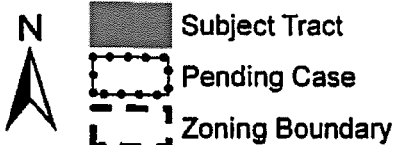
(a) Mineral and/or royalty interest:
 Located: Volume 8126, Page 470,
 Grant Records, Tipton County, Texas.



ZONING

EXHIBIT B

Case#: C14-2016-0126



0 200 400 Feet

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/22/2016